



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

January 26, 2005

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PRESENT: Commissioners Alcorn, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy

ABSENT: Commissioner Byers, Wilson

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The meeting was called to order at 8:26 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe nominated the following slate of officers for the 2005 session of the Planning Commission:

Chairman	Peter F. Murphy, Jr., Springfield District
Vice Chairman	John R. Byers, Mount Vernon District
Secretary	Suzanne F. Harsel, Braddock District
Parliamentarian	Walter L. Alcorn, At-Large

He then MOVED TO ACCEPT THIS SLATE OF OFFICERS.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Chairman Murphy reported that on January 25th, he and Commissioner Lusk had commenced the Commission Roundtable television program for 2005 by taping two continuous shows on affordable housing, featuring Ron Christian, Vice Chairman of the Redevelopment & Housing Authority Board. He requested that ideas for the Roundtable show be directed to either him or Barbara J. Lippa, Executive Director.

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Chairman Murphy mentioned that a Planning Commission Seminar would be held again this year. He then requested Commissioners to consider subject matters they would like to be put on the agenda.

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Chairman Murphy announced that Ms. Lippa would distribute to Commissioners a 2005 Preference Form for Planning Commission Committees, which needed to be returned to her no later than Thursday, February 3, 2005.

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At the request of Commissioner Wilson, Commissioner Hart MOVED THAT THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS ON DRAINAGE DIVIDES, POSTING HANDICAP SIGNS, AND CASH DEPOSITS, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 2, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hopkins and Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Hart noted that on Wednesday, February 2, 2005, the Commission would hold a public hearing on a proposed Zoning Ordinance Amendment on variance uses. He further noted that Monday, January 31, 2005, from 7 to 9 p.m., staff from the Department of Planning and Zoning would host a Public Information Session on this amendment in Conference Rooms 4 and 5 of the Government Center. He added that interested citizens and Commissioners were invited to attend and participate. Commissioner Lawrence pointed out that a list of frequently asked questions on the proposed amendment could be found on the Fairfax County website.

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Commissioner Lawrence MOVED THAT THE DECISION ONLY ON RZ 2004-PR-008 AND FDP 2004-PR-008, EDGEMOORE LAND, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 10, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE DECISION ONLY ON 2232-L04-5, T-MOBILE USA, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 28, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2004-SP-027 AND FDP 2004-SP-027, RANDOLPH J. BENDER, BE DEFERRED TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-2UP, APR-04-III-4UP, APR-04-III-1UP, APR-04-III-6UP, APR-04-II-2F, APR-04-II-2V, and APR-04-II-6V

Jointly with Commissioner Hopkins, Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER INDEFINITELY THE PUBLIC HEARINGS ON APR-04-III-2UP, APR-04-III-4UP, APR-04-III-1UP, APR-04-III-6UP, APR-04-II-2F, APR-04-II-2V, AND APR-04-II-6V, IN ORDER TO ALLOW TIME FOR A JOINT HUNTER MILL AND DRANESVILLE APR TASK FORCE TO REVIEW THEM.

Commissioners Hopkins and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT (Lee/Mount Vernon Districts) (Decision Only)
(Public Hearing held on November 18, 2004)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATIONS CONTAINED IN PAGES 14 THROUGH 16 OF THE STAFF REPORT FOR OUT-OF-TURN PLAN AMENDMENT, S04-CW-T1, WITH THE FOLLOWING MODIFICATIONS:

REPLACE THE ACCESS ARROWS FOR THE KINGS CROSSING SITE WITH THE FOLLOWING LABEL ON THE APPROPRIATE MAPS: "PRIMARY ACCESS SHOULD BE PROVIDED TO AND FROM RICHMOND HIGHWAY WITH POTENTIAL SECONDARY ACCESS PROVIDED AT HILLSIDE AVENUE AND FAIRVIEW DRIVE IF DETERMINED TO BE NEEDED BASED ON THE MIX OF USES AND TRAFFIC IMPACTS." THIS CHANGE WILL AFFECT FIGURES 28, 35, AND 42 OF THE AREA IV PLAN.

SECOND REVISION PROPOSED IS TO REPLACE THE DEPICTION OF THE FAIRVIEW EXTENDED, WHICH IS SHOWN BETWEEN RICHMOND HIGHWAY AND SOUTH KINGS HIGHWAY, WITH A BUBBLE DEPICTING A GENERALIZED AREA AND THE FOLLOWING LABEL ON THE APPROPRIATE MAPS: "PROVIDE NEW ROAD CONNECTION BETWEEN RICHMOND HIGHWAY AND SOUTH KINGS HIGHWAY IN THE GENERAL AREA AS REDEVELOPMENT OCCURS, NOT AS AN EXTENSION OF FAIRVIEW DRIVE." THIS AFFECTS FIGURES 12, 28, 34, 35, AND 42.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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FDPA 82-P-069-14-04 - THE PETERSON COMPANIES, LC (Springfield District)
FDPA 82-P-069-06-07 - THE PETERSON COMPANIES, LC (Springfield District) (Decisions Only)
(Public Hearing held on January 12, 2005)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-14-04, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT DATED DECEMBER 29, 2004, WITH THE DELETION OF DEVELOPMENT CONDITION 3.

Commissioners Lusk and Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Byers and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-07, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITION AS PROPOSED BY THE APPLICANT AND DATED JANUARY 6, 2005.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Byers and Wilson absent from the meeting.

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FS-M04-71 - SPRINT PCS, 4327 Ravensworth Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-M04-71.

Commissioners Lawrence and Koch seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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S04-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT (Lee District)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT, S04-IV-MV1, SUBJECT TO THE STAFF RECOMMENDATION FOUND ON PAGES 7 THROUGH 9 OF THE STAFF REPORT, WITH A SERIES OF CHANGES:

FIRST, WITHIN THE PHASING AND LAND USE SECTION OF THE PLAN LANGUAGE, REPLACE THE RETAIL AND OFFICE USES PERCENTAGES WITH THE FOLLOWING TEXT: "A MINIMUM OF 70,000 SQUARE FEET OF COMMERCIAL SPACE COMPRISED OF A MINIMUM OF 60,000 SQUARE FEET OF OFFICE USE AND A MINIMUM OF 10,000 SQUARE FEET OF RETAIL USE IS DESIRED."

SECOND, WITHIN THE DESIGN SECTION, CHANGE BULLET NUMBER 7 BY ADDING THE FOLLOWING TEXT: "BUILDING MATERIALS OF THE HIGHEST QUALITY SHOULD BE USED."

THIRD, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE SECOND BULLET TO INCLUDE: "WITH THE POSSIBILITY OF A PICK-UP/DROP-OFF AREA ALONG THE HIGHWAY FRONTAGE."

FOURTH, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE FOURTH BULLET TO INCLUDE THE FOLLOWING LANGUAGE: "HARD SURFACE MATERIAL THAT ENHANCES THE CORRIDOR'S URBAN CHARACTER SHOULD BE USED."

FINALLY, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE FIFTH BULLET BY ADDING "SHUTTLE SERVICE AS A TDM PROGRAM OPTION."

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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PCA 91-Y-010-03 - COMMERCE BANCORP, INC.
FDPA 91-Y-010-02 - COMMERCE BANCORP, INC.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 91-Y-010-03, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 18, 2005.

Commissioners de la Fe and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 91-Y-010-02, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 25, 2005, WITH THE FOLLOWING CHANGE:

REPLACE CONDITION NUMBER 11 WITH THE FOLLOWING: "PRIOR TO THE ISSUANCE OF A NON-RESIDENTIAL USE PERMIT, FUNDS SHALL BE ESCROWED IN THE AMOUNT DETERMINED BY DPWES TO BE SUFFICIENT TO RECONSTRUCT THE ENTRANCE TO THE SITE ON MULTIPLEX DRIVE FROM THE FULL ACCESS AS SHOWN TO THE RIGHT-IN/RIGHT- OUT ONLY ACCESS. ONE YEAR AFTER THE ISSUANCE OF A NON-RUP THE APPLICANT WILL PREPARE AN ANALYSIS AND SUBMIT IT TO THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION. THE ANALYSIS WILL LOOK AT THE OPERATION OF THE ENTRANCE OF MULTIPLEX DRIVE, IN PARTICULAR FOCUSING ON THE 'STACKING' OF MULTIPLEX DRIVE APPROACHING MACHEN DRIVE. IF IT IS DETERMINED BY FCDOT THAT THE ENTRANCE TO THE BANK IS BLOCKED BY THE 'STACKING' OF MULTIPLEX APPROACH TO MACHEN DRIVE, THE ENTRANCE SHALL BE RECONSTRUCTED TO A RIGHT-IN/RIGHT-OUT ONLY ACCESS BY THE APPLICANT. IF IT IS DETERMINED BY FCDOT THAT RECONSTRUCTION IS NOT NECESSARY, THE ESCROW MAY BE RELEASED."

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER ALONG THE NORTHEASTERN AND NORTHWESTERN PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE PLAT AND AS CONDITIONED.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

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RZ 2004-SP-001 - GHOLAMREZA KHAMESI

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ 2004-SP-001 TO A DATE CERTAIN OF FEBRUARY 2, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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The meeting was adjourned at 9:25 p.m.
Peter F. Murphy, Jr., Chairman